



To Let

Unit 12, Saltmeadows Trade Park,
Saltmeadows Road, Gateshead, Tyne &

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Location

Saltmeadows Trade Park lies within the East Gateshead Industrial Estate accessed from Saltmeadows Road. The development is adjacent to Gateshead International Stadium and the A184 Felling By Pass giving it excellent access to the A19 and A1M. Gateshead Town centre is approximately 1.5 miles south west with Newcastle upon Tyne centre 1.5 miles north west.

The immediate surrounding area is largely industrial but includes a mixture of commercial uses such as an Asda store, drive thru restaurant and petrol filling station.

Description

Unit 12 was refurbished in 2018, and provides high quality industrial/warehouse accommodation in a prime employment location.

The unit is built to a high specification, incorporating an attractive pedestrian entrance. They benefit from profile coated galvanised steel cladding arranged over a steel portal frame with a minimum clear internal eaves height of 6 meters. Goods access is via a single up and over sectional loading door.

Within the unit there is an integral office area at ground floor level which is carpeted and benefits from suspended ceilings, heating and lighting along with male/female WC's. The warehouse area benefits from LED lighting and a small kitchen. Externally the unit benefits from a private yard area, unlike most other units in the trade park, as well as ample car parking.

Accommodation

The premises comprise the following approximate areas on a Gross Internal Basis (GIA):

Area	Sq ft	Sq m
Warehouse Area	6,684	621
Office Area	614	57
Total GIA	7,298	678

Tenure

The premises are available by way of an assignment or sublease of our clients leasehold interest.

Terms

The premises are available at a rent of £73,000 per annum exclusive.

Business rates

We advise interested parties to make their own enquiries regarding the rateable values applicable to the premises.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

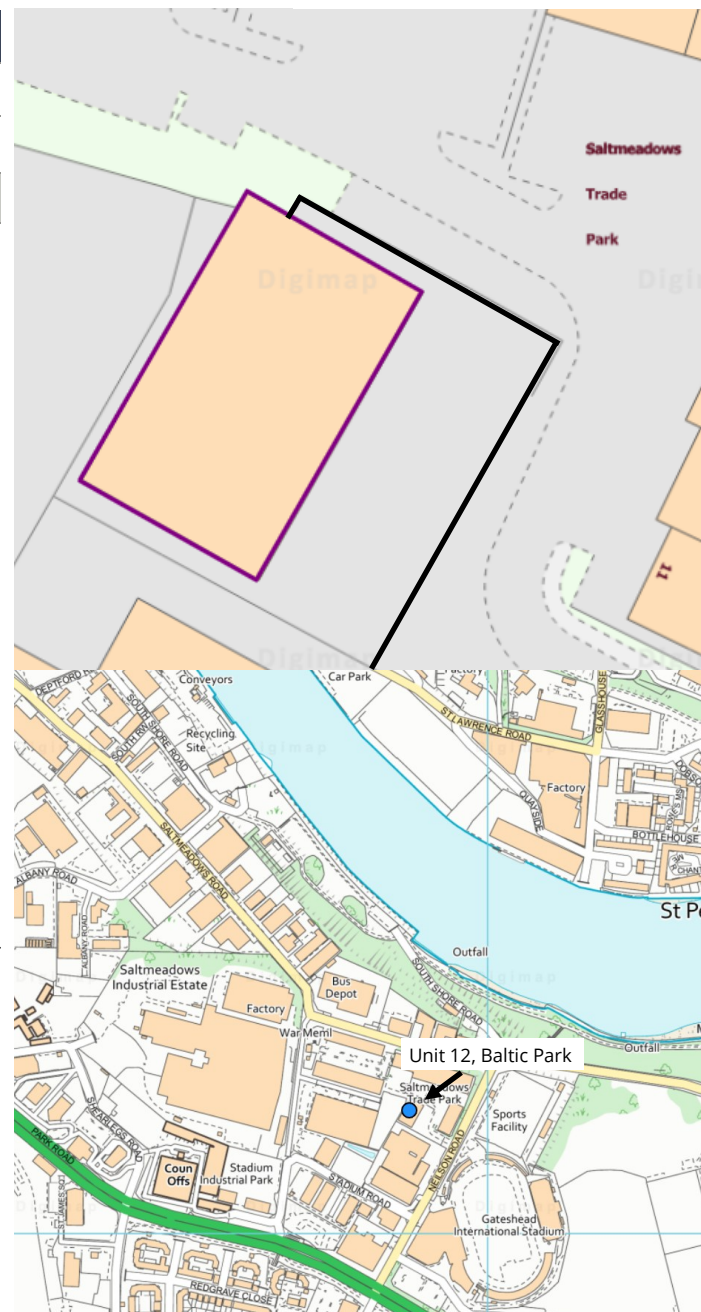
The property has an Energy Performance Rating of A.

VAT

VAT if applicable will be charged at the standard rate.

Viewing

Strictly by appointment with sole agents Avison Young.





**If you would like to know
more please get in touch.**

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- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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